

John J. Oprendeck

of 24 Quarry Road, Apartment #33, Waterville, Maine  
~~XXXXXXX~~, for consideration paid, release to Judith Oprendeck Elmore

008574

of 7 Sunset Terrace, Waterville, Maine  
the land in Waterville, Kennebec County, State of Maine, bounded and described  
as follows: ~~XXXXXX~~

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

NO TRANSFER  
TAX PAID

~~XXXXXX~~  
~~XXXXXX~~ and ~~XXXXXX~~ all rights by deed and all other rights

Y-3499

Witness my hand and seal this 30th day of April, 1989

John J. Oprendeck




The State of Maine

ss.

APRIL 30 1989

Then personally appeared the above named John J. Oprendeck

and acknowledged the foregoing instrument to be his  free act and deed,

Before me, Marie Bourque-Namer MY COMMISSION EXPIRES 4-7-9  
~~Justice of the Peace - Attorney at Law - Notary Public~~  
Print Name: Marie Bourque-Namer

## EXHIBIT A

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, identified and shown on Plan of Sunset Terrace as lots numbered five (5), which plan is recorded in Kennebec Registry of Deeds Plan Book 20, Page 9. Corners and angles in the lines of said lots are marked by iron rods driven into the ground, as shown on said plan. Together with a right of way for all usual purposes in common with others over the street "Sunset Terrace" as laid out on said plan. This lot in two parts (hereinafter termed as one lot) is one of a subdivision of a tract of land acquired by H. C. Marden from Ella E. Graves by deed dated October 15, 1955 and recorded in Kennebec Registry of Deeds in Book 1005, Page 195.

The lot here conveyed is subject to the following restrictions which run with the land and apply to all lots shown on the said plan except lots "A" and One (1):

a. The land shall be used for residential purposes only and shall be occupied by a dwelling and appurtenances for not more than one family provided however that a garage for not more than two cars will be permitted. The dwelling and appurtenances shall cost not less than \$13,000.00 based upon labor and material market of June 1956.

b. No building or portion thereof shall be erected thereon or occupy any portion of the lot less than twenty (20) feet from the street line and less than ten feet from the line of the adjoining lot, provided however that the words "street line" as here used and applicable to lots two, four and nine means the straight portion of the street line (excluding the ends of the Y) extended.

c. The lot shall not be subdivided for resale.

d. The lot shall not be occupied by a house trailer.

e. No animals or birds except the usual domestic pets shall be kept on the premises.

This deed is given to acknowledge satisfaction of terms of Divorce Decree between Judith I. Oprendeck and John J. Oprendeck dated March 12, 1986, an abstract of which is recorded in said Registry in Book 2920, Page 200.

RECEIVED KENNEBEC SS.

1989 MAY -3 PM 2:18

ATTEST: *James R. Bush*  
REGISTER OF DEEDS